

October 1, 2025

Approved:

- **Preliminary Plat of Riverstone, Section** , application by NW 12th Partners, LLC, Davin Methvin.

Elizabeth Weitman, Community Development Director reported on the following:

Thank you to the Commissioners who were able to meet with the consultant for the Land Development Code update. Your input was very helpful to the City. Over the next couple of months, the City will be conducting some stake holder interviews with the community. At the end of those interviews the consultant will return to give a report to this body.

Agenda Item No. 5a, being: NEW BUSINESS

Discuss **Envision Moore Plan 2040 Comprehensive Plan Amendment No. 7**, located in the SE/4 of Section 9, T10N, R3W, being North of NW 12th Street and West of Santa Fe Avenue, from Community Commercial to Urban Residential. Application by NW 12th Partners, LLC/Box Law Group, PLLC. **Ward 2.**

The subject site is located north of NW 12th St and west of N Santa Fe Ave. The property is zoned C-3/PUD General Commercial with a Planned Unit Development and is currently vacant. The applicant is proposing to develop the site with single family homes on smaller residential lot sizes, resulting in higher densities than what is allowed by right under the R-1 zoning district. The subject site is shown in the Envision Moore 2040 Plan as Community Commercial Center; although this land use typology allows up to 50% of the area as residential, that threshold has already been met. Therefore, any new residential development must amend the Comprehensive Plan to Urban Residential.

The Moore City Council adopted the Envision Moore 2040 Plan in May of 2017 following an extensive community engagement process. At the time of adoption, the Plan carefully designated the future land uses within the City based on the identified community goals and policies. When considering amendments to the Plan, it is important to relate applicable goals and policies to the amendment request in order to fully understand the consequences of such a request. After a review of the comprehensive plan, the following goals and policies have been identified as being relevant to this amendment application:

Promote Development that is Attractive in Appearance.

Because this application is seeking to develop a new residential subdivision as a Planned Unit Development, the review of this application should emphasize quality design and amenities to further the goals of the Comprehensive Plan. The proposed development should provide a walkable environment that connects with the commercial opportunities to the east. The current proposed layout provides 2 access points to NW 12th Street, but no access points to N. Santa Fe Avenue. To encourage a "sense of place", the applicant should consider extraordinary landscaping opportunities or other beautification techniques unique to this neighborhood, as well as setting aside usable open space, not just detention ponds and floodplain, within the development to improve the quality of life of the residents.

The applicant is requesting 40' wide lots as a way to increase the density. Special attention should be given to providing adequate parking for each lot, as limited space will be available for parking on the street. If street parking is planned for this neighborhood, it is recommended that adequate planned parking spaces should be provided to allow ample room for emergency response vehicles.

This site is abutting the Santa Fe North Addition to the north, which is a traditional single-family neighborhood with 60' wide lots. Special attention should be paid to minimizing any impacts that the increased density may cause to the Santa Fe North Addition. Quality buffering techniques should be considered.

Promote a Variety of Quality, Affordable Housing Options.

Quality housing options are key to the future of the city to support adequate housing at every income level and stage of life.

The Envision Moore 2040 Plan identifies the need to offer a full array of housing options for current and future residents, and small lot housing, such as patio homes, often fill the gap between multi-family housing and traditional single-family housing by providing the opportunity for a lower maintenance stand-alone home, while living in a denser urban environment. In considering the appropriate location for the higher density residential developments, the Comprehensive Plan recommends locating such developments near Community Commercial centers. This allows the residents to be within a walkable distance to shopping, dining and entertainment opportunities.

Protect the Natural Environment and Restore Water Quality.

The plan aims to protect the natural environment, restore water quality and integrate green infrastructure into development.

The Envision Moore 2040 Plan emphasizes techniques to reduce flooding and stormwater pollution, enhance aesthetics, and strengthen the city's long-term environmental resilience. While this application contains a portion of the FEMA "AE" flood zone to the West, there is no development proposed within this floodzone. Additionally, a 30' riparian buffer and a detention pond are included with this proposal. The applicant should consider ways to utilize these drainage requirements for meaningful amenities to the neighborhood, whether through active or passive recreational areas or low-impact development stormwater management techniques.

The Future Land Use Map included in the Plan is a visual representation of where development is best to occur as an enactment of the policies to achieve the goals. The subject site is currently identified in the Land Use Plan as Community Commercial Center.

The applicant is requesting to amend the Land Use Designation of the subject property from Community Commercial Center to Urban Residential designation due to the planned residential use of the property.

The subject site was identified within the Comprehensive Plan as Community Commercial Center due to the underlying commercial zoning and plans for commercial development near the intersection of NW 12th St and N Santa Fe Ave. In considering a change in land use designation, the surrounding sites should be considered and the compatibility between the sites must be determined.

The subject site is being considered as a Planned Unit Development (PUD) with the following:

Small lot residential homes, up to 5.5 units per acre.
10' utility easement buffer between the existing Santa Fe North Addition and the subject site.
50% brick, rock or stone exterior

The Envision Moore 2040 Plan is a living document that can and should be amended periodically as conditions change, as long as the changes are consistent with community goals and values. As this proposed development relates to the Goals and Policies of the Envision Moore 2040 Plan, particular attention should be given to the following:

The subject site will be reducing the amount of commercial land use space along NW 12th to allow for a more dense, residential neighborhood, than typically allowed by traditional zoning. The return on investment of the small lot neighborhood should be weighed against the potential sales tax generation that could be generated from the property with commercial development.

The Plan places emphasis on quality, attractive developments that promote connectivity and walkability. The amenities provided with the PUD should work to elevate the sense of place and community within the development. Connections with the commercial property to the east should be evaluated to help ensure an integrated development, not simply adjacent uses.

While proper drainage and detention is expected, the Plan recommends utilizing such space as usable amenities within the neighborhood.

Compatibility and/or buffering of the existing Santa Fe North Addition is important. The applicant should include transitional buffering to the existing neighborhood, such as increasing the lot sizes of those homes backing up to the Santa Fe North Addition and/or limiting the height of the homes to 1-story only for the northern tier of lots.

This staff report was developed for a public hearing to allow a thorough analysis of all factors involved in considering the proposed change in land use designation and will not be voted on at this meeting. When the rezoning application comes before the Planning Commission and City Council, staff recommends that the applicant take the information contained in this staff report and comments received at the meeting and incorporate those items into the rezoning request.

Chairman Jarema asked Ms. Weitman, because of the reduced width of the lots being only 40 feet, will these be considered Patio Homes. Ms. Weitman answered, yes, certain elements could be considered patio homes, such as reduced size of the lots, as well as the reduced depth of the back yards. These lots will not have a lot of green space, with a 25-foot front building line and the reduced rear yard. However, the homes will not be built on zero lot lines. Baer's Westmoore for example, is an example of a Patio Home neighborhood where the homes are built on the lot line without a setback. The proposed development will have side yard setbacks of 5 feet on each side which is typical of an R-1 neighborhood and are not intended to be zero lot line homes.

Chairman Jarema asked, at the time the Moore Envision 20/40 plan was developed, would the plan support the increased densities of this development. Ms. Weitman answered yes, at that time, we had a couple of 40-foot-wide lot development's already. One example was in the Apples.

Chad Burks asked if the applicant could address why there is no access from Santa Fe. Zayne Whitchurch also asked about the reduced rear yards and if the applicant can address if accessory buildings will be

restricted.

Chairman Jarema asked if the applicant was present.

Kaitlin Turner with Box Law Group, 525 NW 11th Street, Oklahoma city, OK introduced herself as representing the applicant. Ms. Turner addressed the question regarding outbuildings. Ms. Turner stated accessory buildings will be prohibited.

Ms. Turner stated the PUD Design statement is still being developed so there are some details that are not complete. However, some of the items to be included are, increased masonry to 75%. Street trees will be provided along 12th Street. Other amenity type items will be provided around the riparian flood plane to the west. Ms. Turner offered to answer any questions.

Chad Burks asked why the development does not access Santa Fe. Mr. Turner stated the property to the east will be developed as commercial property and since the proposed design meets City requirements and there is quite a bit of distance there, they just did not see a need.

Chairman Jarema asked if these homes would be limited to one story, given the smaller lot sizes. Ms. Turner answered no, the developer would like to keep that flexibility and has agreed to comply with the current city code for R1 Single family, which allows up to a 35 ft height.

Chairman Jarema asked about the width of the streets. Will there be enough room to accommodate parking in the street and will the 25-foot set back allow enough room for a regular-sized driveway.

Jason Spencer with Blew and Associates introduced himself as the engineer for the project. Ms. Spencer addressed the questions about the road width and driveway size. Mr. Spencer stated, the width of the roads will be typical to what you see in a neighborhood. Parking in the street will not be required. Most of the parking will be on the driveways. The homes will have a two-car garage so the driveway will accommodate two cars in the driveway as well as accommodate 2 cars in the garage. Mr. Spencer stated, with the narrower lots he does understand why that creates some concern; however, they will be meeting the city code requirements without any need for on-street parking.

Ms. Weitman stated the issue they will face is the width of the lot and the width of the driveway, creating very limited on street parking opportunities. For example, if you have a vehicle parked, one on each side of the street at the same location, it may be that an emergency vehicle would be unable to travel down that road. That creates a likelihood that this neighborhood may require signage limiting parking to only one side of the street.

Mr. Spencer stated the driveways, and garage, do meet the required parking requirements by not reducing the front yard setback, that allows for parking in the driveways without hanging over the sidewalk.

Wayne Whitchurch asked what additional amenities, if any will be offered outside of what has already been mentioned. The point being with lots that have a reduced width and standard-sized driveways there will be little to no green space provided.

Mr. Spencer answered, there will be the 10 feet in between driveways. He could look into providing a tree for each front yard. Ms. Weitman stated she would prefer to see trees in common areas. Places such as a

boulevard for example. Placing a tree in each yard increases the likelihood of the City having to take on a future adversarial role with homeowners when trees die or are not maintained. The City would like to steer away from that whenever possible.

Wendy White asked if the average size of the homes is known. Mr. Spencer answered approximately 1200 SF. Mr. Spencer stated there has been an increase in demand for these smaller homes. One issue is affordability and less maintenance, which provides an option for a new home for young families just starting out. The Comp Plan does encourage provided a variety of housing options. This developer will also be developing the area to the West with a housing development with standard size 55-foot-wide lots. There really is not a demand for more commercial development that far off the corner, so this provides a nice complement to not only the existing homes in the area with PB Odom North, but also to what is coming to the area.

Chairman Jarema asked if there were any members in the audience who wished to address this item.

Larry Wyatt 1412 NW 13th Place had the following concerns:

Mr. Wyatt explained his property will abut the proposed development on the west side. Mr. Wyatt explained that he currently abuts the common wall along the Southside with about 20 other lots. As these panels deteriorate and collapse, creating a safety hazard. No one takes responsibility. The HOA has not made the necessary repairs. Also, the panels and the posts are shared between properties and not limited to the width of one property owner which also creates problems.

Additionally, the property behind them is a varying grade and quite a bit higher than their property, also creating an issue. So the question becomes, is there a shared wall planned in between the existing lots and the proposed development and what is the plan to maintain it once it is installed.

Mr. Spencer answered, no additional wall will be added. The existing wall will probably remain and some sort of site proof fencing will be installed on the new lots. There will likely be some grading done back there to see if they can alleviate some of the issues while still allowing the property to drain properly. This is an area that will become a common area for the proposed addition, maintained by the HOA.

Chairman Jarema reminded everyone the item is for discussion only. No vote was taken.

Agenda Item No. 5b, being: NEW BUSINESS

Discuss and consider the **Final Plat of Cardinal Landing Phase 1**, located in the NW/4 of Section 30, T10N, R3W, being South of SE 19th Street and East of Bryant Avenue. Application by Calara Land OK, LLC/Derek Kennedy. **Ward 1.**

The subject site is located south of SE 19th St and east of S Bryant Ave. The property was zoned R-1/PUD in 2021 with a Preliminary Plat of 492 homes on 155.44 acres, resulting in an overall density of 3.16 living units per acre. The PUD approved large communal open spaces and recreational amenities, but with narrower lots and smaller building setbacks to maximize lot coverage requirements. A final plat for this addition was approved in 2023, but since that time the property has come under new ownership and the extents of the final plat have been expanded to include a secondary entrance to SE 19th Street with the first phase of development.

Public water is available from 12" water mains located along S. Bryant and SE 19th Street. Public sewer is available from 24" sewer trunk lines located to the south and east of the site.

Stormwater detention for this development is required and is provided in Common Area "B". FEMA floodplains/floodways are located along the southern boundary of the site; lots 12-14 of Block 1 have portions of the 100-year floodplain located on the lot. All FEMA requirements for development in a floodplain must be met. To meet the 2021 Drainage Criteria, all lots must be set back a minimum of 25' from the top of bank of the southern creek.

Access to the final plat is provided by S. Bryant Ave and SE 19th St, both rural arterial roadways. With the zoning approval, City Council mandated the construction of a 10' wide multi-use trail along S. Bryant Avenue to comply with the comprehensive plan trails and greenways strategy. This phase of the development includes approximately 850' of frontage along S. Bryant Avenue.

This site was zoned as a PUD in 2021 for a residential neighborhood with the following variances and amenities:

- Walking trails along the east and southern creeks, and a walking trail around the detention pond;
- Greenbelts surrounding the creeks, detention pond areas, and a gas pipeline running east-west through the site;
- Multiple Common Areas, with resident gathering places.
- Detention areas designed with Low-Impact Development practices that include naturalized soaking bays and bio-filtration systems;
- Residential exterior aesthetics with minimum of 55% Brick, Rock or Stone;
- For residential lots, 2 trees shall be required for each interior lot and 3 trees required for corner lots. Trees shall be allowed to be planted between the sidewalk and street.

The variances to the City Code that was approved with the PUD include a minimum of 50' wide lots vs. 55' wide lots required by City Code, and a front building line of 14' as opposed to 25' as required by City Code.

The Parks Board recommended a fee-in-lieu of parkland for this development due to the extensive open space and neighborhood amenities that will be provided through the HOA. This includes greenbelts and walking trails along the creeks and detention ponds, as well as pavilions and picnic tables/benches within the common areas.

Public water is available along S Bryant Avenue with a 12" water mains. Sanitary sewer is available through 12" trunk mains along the east and south creeks. Individual service taps are not allowed on the sanitary sewer trunk mains. Additionally, all water lines must be looped dual-source feeds and of a sufficient size to provide adequate fire flows.

The Envision Moore 2040 Plan calls for this location to be Open Space Residential. Land uses in Open Space Residential include existing neighborhoods with large lots, or new neighborhoods with smaller lots featuring significant open space, up to 3 lots per acre and 30% open space. This application was reviewed as to its conformance with the intent of the Plan.

Quality Appearance and Amenities. Being a PUD, this application conforms to many of the Plan's

recommendations for aesthetics with significant open space with both passive and active uses, with the overall open space of 35%. The open space consists of very large drainage areas, greenbelts with walking trails, common areas for residents' use with a pavilion and benches/picnic tables. The PUD includes increased landscaping with 2 -3 trees per lot and a minimum of 55% bricking requirements for R-1.

Pedestrian-Oriented Design. This proposed development is located within ¼ mile of a school and contains integral links for the city-wide multi-use trail plan. A 10'-wide multi-use trail along S. Bryant is required. The development also includes walking trails along the creeks and detention ponds. The floodplains in this development are shown on the Bikeway and Greenway Network Map (pg. 105) as multi-use trail corridors. As such, a pedestrian easement will be required.

Congestion Management. This phase of the development will access both S. Bryant Avenue and SE 19th Street, with street stubouts to the east for future phases of the development.

Stormwater Management. A significant portion of this site contains FEMA-designated floodplains and floodways. As part of the approved PUD, the stormwater detention is being developed with Low-Impact Development techniques with soaking bays and bio-filtration systems for stormwater quality benefits. The floodway remains in its natural state with a 25' wide buffer from the top of bank.

Due to the amenities provided in the PUD, such as walking trails and low-impact development drainage design, this first phase of the development conforms with the goals outlined in the comprehensive plan.

This Final Plat is in general conformance with the preliminary plat. Staff recommends approval of this application.

Chairman Jarema asked if there were any questions for Ms. Purcell, hearing none, he asked if the applicant was present.

Brad Reid (inaudible) introduced himself as the engineer for the project and offered to answer any questions.

Chairman Jarema asked Mr. Reid the average size of the proposed homes. Mr. Reid answered, 1400 to 1800 SF. Chairman Jarema asked if the ponds shown on the plat will be fenced. Mr. Reid answered yes, they will be fenced with a 4-foot decorative fence which allows for a view of the ponds.

Chad Burks asked about the pool and a clubhouse shown on previous plans. Mr. Reid explained, the property has changed hands. Both the pool and the clubhouse have been phased out and replaced with 2 pavilions and a play area.

Chairman Jarema asked if there were any members in the audience who wished to address this item. Hearing none, a motion was requested.

Motion: Chad Burks motioned to recommend approval of the **Final Plat of Cardinal Landing Phase 1**, subject to staff recommendations. Zayne Whitchurch seconded the motion. Roll was called.

Ayes: Burks, Whitchurch, Rustin, Houston, White, Beavers, Jarema

Nays:

Abstained:

Absent: Jennings, Laib

Agenda Item No. 5c, being: NEW BUSINESS

Discuss and consider the **Final Plat of Ace Hardware Addition**, located in the SE/4 of Section 12, T10N, R3W, being North of NE 12th Street and East of Eastern Avenue. Application by WBR Properties, LLC/Ben Robbins. **Ward 2.**

The subject site is located North of NW 12th St. and East of N Eastern Ave and is currently zoned C-3 General Commercial District. The lot is currently vacant and is 1.79 acres in size. The applicant wishes to develop the property into an Ace Hardware for retail sales. To prepare the site for development, a final plat is required.

Public water is provided by a 12" watermain along Eastern Avenue. Public sewer is provided by an 8" sanitary sewer at the rear of the property. Access shall be from N Eastern Ave and, in an effort to help reduce congestion along Eastern Avenue, development shall be limited to one driveway being a maximum of 30' wide.

There is no FEMA regulated floodplain located on the subject site. Stormwater detention is required for this property. All requirements of the 2021 Drainage Criteria must be met.

The subject site is located along a major arterial roadway that is generally developed with lighter commercial uses to the north and south and abutting a residential neighborhood to the east. Due to the lighter intensity of the surrounding uses, any outdoor display will be reviewed at the Occupancy Permit to ensure proper screening and placement to preserve the integrity of the surrounding areas.

The Envision Moore 2040 Plan calls for this location to be Neighborhood Commercial. Land uses allowed in the Neighborhood Commercial land use designation include office, retail and service uses that are convenient to residential areas, offering walkability and pedestrian connections. This application was reviewed as to its conformance with the intent of the Plan.

Quality Appearance and Amenities. Being developed as a commercial retail site, this application will comply with all city codes relative to landscaping, open space, and aesthetic requirements. Additionally, any outdoor display will be reviewed at the Occupancy Permit stage for impacts on the surrounding area.

Pedestrian-Oriented Design. This development is not located within ¼ mile of a park or elementary school. Being on an arterial roadway, a 6" arterial sidewalk is required.

Congestion Management. This development will be limited to one access point from N Eastern Ave to help mitigate congestion along the arterial road.

Stormwater Management. There is no floodplain or natural drainage ways located on this parcel. On-site detention is required.

Based on the proposed use and compliance with the City Code, staff believe that this application meets the

intent of the Neighborhood Commercial land use and the overall goals of the Plan. An amendment to the Plan is not required. Staff recommend approval of the final plat.

Chairman Jarema asked if there were any questions for Ms. Purcell, hearing none, the Chairman asked if the applicant was present.

Ben Robbins, 602 (inaudible), Dewey, TX, introduced himself as the applicant. Chairman Jarema stated due to the existing residential neighborhood he has a concern regarding light trespass and the type of lighting that will be used. The details of the lighting have not been finalized, however, they will use directional lighting that is aimed down and away from the homes, whatever they need to do to not create a nuisance to the neighboring houses.

Commissioner Burks asked if there is already an agreement in place with Ace Hardware as the tenant or could it be someone else. Mr. Robbins stated, in our case, we will be the land owner and the tenant.

Chairman Jarema asked if there were any members in the audience who wished to address this item. Hearing none, a motion was requested.

Motion: Chad Burks motioned to recommend approval of the **Final Plat of Ace Hardware Addition**, subject to staff recommendations. Zayne Whitchurch seconded the motion. Roll was called.

Ayes: Burks, Whitchurch, Rustin, Houston, White, Beavers, Jarema

Nays:

Abstained:

Absent: Jennings, Laib

Agenda Item No. 5d, being: NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1053**, located in the NE/4 of Section 16, T10N, R3W, being South of NW 12th Street and West of Santa Fe Avenue, from C-3 General Commercial District to C-3/PU General Commercial District with a Permissive Use for Automotive and Equipment; Light. Application by Sona Property Management, LLC/Bhupinder Singh. **Ward 2.**

The subject site is located South of NW 12th St and east of N Robinson Ave. The property is currently zoned C-3 General Commercial District and consists of one lot approximately 1.0 acres in size which is developed as a strip center with retail spaces. The applicant is proposing to rezone the property to C-3/PU General Commercial District with permissive use for the use unit classification of Automotive and Equipment: Light in order to operate a retail tire and repair shop.

Being a developed commercial center, public water and sewer are available to serve the site. Access is provided by NW 12th St and N Robinson Ave.

The site does not contain a FEMA-regulated floodplain or floodway. There are currently no plans for constructing new structures on this site, therefore stormwater detention will not be required at this time.

This parcel is located in an area experiencing renewed development interest, with residential uses being considered or in the planning phases to the north and south of the subject site. Being located along a major arterial roadway of NW 12th Street and the residential collector street of N. Robinson Ave., the site has been used in the past for various retail and commercial businesses that support the residential uses in the area. While not requesting to change the underlying zoning, the applicant is asking for permissive use to allow the use unit classification of "Automotive and Equipment: Light", which includes not only tire retail sales and repairs, but also car washes, auto alarm installation, and auto repairs.

It should be noted that the existing commercial strip center is intended for retail storefronts only; there are no overhead doors or other areas that could accommodate indoor automotive repair work. The applicant has indicated that the repair work would be conducted outdoors on the east or south side of the facility. Potential land use conflicts that could arise from such an arrangement include the unsightly storage or display of tires, the unmitigated noise that would come from outdoor automotive work, and the potential for light trespass should work be performed outside of daylight hours.

The Envision Moore 2040 Plan calls for this location to be Community Commercial Center. The Community Commercial Center land uses are characterized by medium intensity commercial which include retail, offices and service uses. These centers are intended to include a mix of uses. This application was reviewed as to its conformance with the intent of the Plan.

Quality Appearance and Amenities. Being a developed parcel, there is limited opportunity for increased landscaping and open space; however, this application would work against the plan's appearance and amenity goals by allowing outdoor storage and display of new and/or used tires and outdoor automotive work in an re-emerging residential area and along a major arterial corridor and a neighborhood collector road.

Pedestrian-Oriented Design. Sidewalks are currently available along NW 12th St.

Congestion Management. Access to the subject lot is through NW 12th St and N Robinson Ave and is not anticipated to significantly contribute to traffic congestion.

Stormwater Management. This site does not contain a FEMA-designated floodplain. Stormwater detention is not required at this time.

With the land being designated as Community Commercial Center, retail and medium-intensity commercial uses are encouraged, but only if the characteristics of such uses are compatible with the surrounding area. Being located on NW 12th Street, an entryway into the City of Moore, and N. Robinson Avenue, a neighborhood collector street, this site is in close proximity to existing and planned residential uses. The proposed use with outdoor auto-repair activity and tire displays is likely to have a negative impact to the surrounding existing and planned residential developments; therefore, staff believe that this application does not meet the intent of the City's comprehensive plan.

Permissive Uses are uses that may not be appropriate in all areas within the underlying zoning due to potentially undesirable characteristics affecting sensitive uses. Each Permissive Use application should be viewed as unique and evaluated on their individual merits.

This application seeks to rezone a small, developed tract in an area that is currently seeing renewed

development interest for a tire retail store and outdoor tire repairs. It is important to note that if approved, the "Automotive and Equipment: Light" use unit classification also would allow for oil change shops, break repair, and automated car washes, and other uses which are uses listed under the use unit classification. However, because the current commercial strip center does not have bay doors to allow for auto work to be conducted inside, these uses would be conducted outdoors along N. Robinson Avenue, a residential collector street. This arrangement could create aesthetic, noise, and light detriments to the surrounding area, potentially changing the character of the area to the detriment of the current and future residential developments.

Due to the importance of protecting the integrity of surrounding residential uses and the lack of typical building fixtures for automotive repair, Staff recommend denial of this application.

Commissioner White asked if any sort of environmental impact study has been done due to the potential draining of fluids. Ms. Purcell answered, that is not something that would not be required since the property is already developed.

Ms. White asked how many tires will be stored on site and for how long and could this be unsightly to the area.

Chairman Jarema asked if the applicant was present. Buphinder Singh, 614 NW Allison Lane, Lawton, OK, introduced himself as the applicant and offered to answer any questions.

Commissioner White asked how the tires will be stored. Mr. Singh answered everything will be stored inside the building. The tire machines will also be housed inside of the building.

Commissioner Burks asked if any sort of equipment will be used outdoors. Mr. Singh replied, the mobile jacks will be used outdoors. Mr. Burks asked how this equipment will be moved around from indoors to the areas where work is done outdoors. Mr. Singh stated they will propose overhead bay doors on the east side of the building. Ms. Weitman asked if both cars and equipment would be brought inside the building. Mr. Singh answered equipment only. Much of the work will be done outdoors.

Commission Houston asked if the neighboring property is apartments or duplexes. Ms. Purcell answered, duplexes. Commissioner Whitchurch asked for clarification on how the used tires are disposed of. Mr. Singh answered, the old tires when removed are stored inside the building where they are picked up to be recycled every other day.

Chairman Jarema asked if there were any members in the audience who wished to address this item. Hearing none, a motion was requested.

Motion: Chad Burks motioned to recommend denial of **Rezoning Application No. RZ1053**.
Tim Houston seconded the motion. Roll was called.

Ayes: Burks, Whitchurch, Rustin, Houston, White, Beavers, Jarema

Nays:

Abstained:

Absent: Jennings, Laib

Agenda Item No. 6 being: CITIZENS - None

Agenda Item No. 7 being: ADJOURNMENT

Chairman Jarema requested a motion to adjourn at 8:06 p.m.

Motion: Wendy White motioned for adjournment. Chad Burks seconded the motion. Roll was called.

Ayes: Burks, Whitchurch, Rustin, Houston, White, Beavers, Jarema

Nays:

Abstained:

Absent: Jennings, Laib

RECORDED FROM NOTES & TRANSCRIBED BY _____
Nora Kerbo, Administrative Assistant